LC-8-7

BY: SANDS SURVEYING
1995 THIRD AVENUE EAST
KALISPELL, MT 59901
PH: (406) 755-6481

JOB No: 12837

DATE: JULY 21, 1992

FOR: PETER TRACY

PLAT OF
MEADOW LAKE COUNTRY CLUB ESTATES PHASE V
A SUBDIVISION
IN THE E1/2NW1/4 & W1/2NE1/4 SEC. 6, T.30N., R.20W., P.M.,M., FLATHEAD CO., MONTANA

#1014
6-3-27

SCALE: 1" = 100'
0' 50' 100' 200'

LEGEND

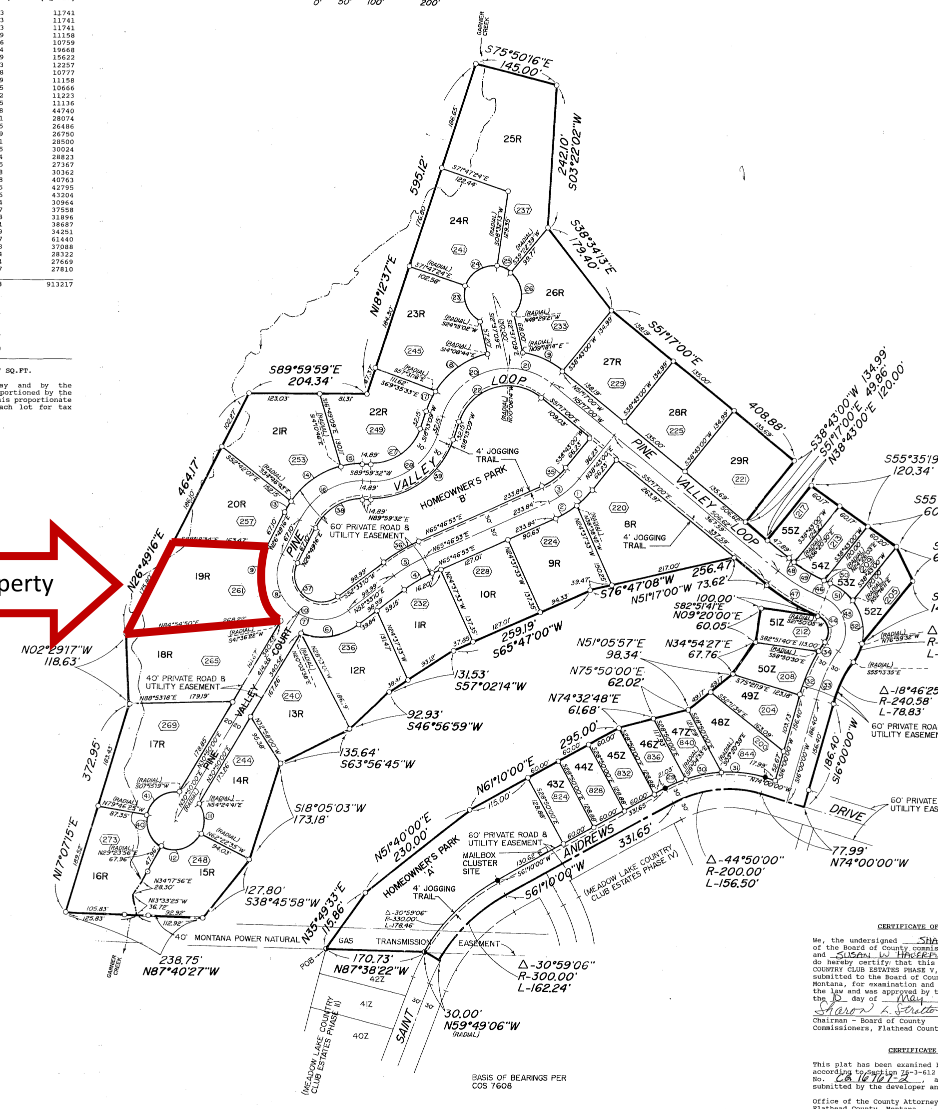
- ● FOUND 5/8" REBAR BY 2516-S
- ◑ FOUND 5/8" REBAR BY 7975-S
- ○ SET 1/2"x24" REBAR WITH 1" PLASTIC CAP STAMPED: SANDS, 7975-S
- (200) ADDRESS

AREAS

LOT No.	SIZE NET (ACRES)	SIZE GROSS (ACRES)	SIZE NET (SQ.FT.)	SIZE GROSS (SQ.FT.)
43Z	0.178	0.270	7733	11741
44Z	0.178	0.270	7733	11741
45Z	0.178	0.270	7733	11741
46Z	0.169	0.257	7349	11158
47Z	0.163	0.248	7086	10759
48Z	0.297	0.451	12954	19668
49Z	0.236	0.358	10289	15622
50Z	0.185	0.281	8073	12257
51Z	0.163	0.248	7098	10777
52Z	0.169	0.257	7349	11158
53Z	0.161	0.244	7025	10666
54Z	0.170	0.258	7392	11223
55Z	0.168	0.255	7335	11136
8R	0.676	1.027	29468	44740
9R	0.425	0.645	18491	28074
10R	0.400	0.607	17445	26486
11R	0.404	0.613	17619	26750
12R	0.431	0.654	18771	28500
13R	0.454	0.689	19775	30024
14R	0.436	0.662	18984	28823
15R	0.414	0.629	18025	27367
16R	0.459	0.697	19998	30362
17R	0.616	0.935	26848	40763
18R	0.647	0.982	28185	42795
19R	0.653	0.992	28456	43204
20R	0.468	0.711	20394	30964
21R	0.568	0.862	24737	37558
22R	0.482	0.732	21008	31896
23R	0.585	0.888	25481	38687
24R	0.518	0.787	22559	34251
25R	0.929	1.411	40467	61440
26R	0.561	0.852	24428	37088
27R	0.428	0.650	18654	28322
28R	0.418	0.635	18224	27669
29R	0.420	0.6381	18317	27810
	13.807	20.965	601483	913217
HOMEOWNER'S PARK 'A'	1.141		49681	
HOMEOWNER'S PARK 'B'	1.564		68114	
ROAD	4.453		193950	
TOTAL	20.965 AC.		913217 SQ.FT.	

NOTE: The area encompassed by the roadway and by the Homeowner's Park as shown is to be proportioned by the size of the net area of each lot, and this proportionate share is added to the net area of each lot for tax purposes.

Subject Property



CURVE TABLE

NO.	DELTA	RADIUS	LENGTH
1	12°38'15"	170.00'	37.50'
2	14°25'38"	170.00'	42.81'
3	27°03'53"	140.00'	66.13'
4	13°13'43"	245.00'	56.57'
5	13°13'43"	275.00'	63.49'
6	57°30'28"	107.00'	107.40'
7	68°16'50"	77.00'	91.76'
8	85°59'16"	77.00'	115.56'
9	75°12'54"	107.00'	140.46'
10(T)	154°16'06"	77.00'	207.32'
11	63°12'43"	50.00'	55.16'
12	91°46'32"	50.00'	80.09'
13	08°24'02"	150.00'	21.99'
14	40°35'56"	150.00'	106.29'
15	14°10'18"	150.00'	37.10'
16	63°10'16"	120.00'	132.31'
17	14°15'35"	150.00'	37.33'
18	43°22'32"	150.00'	113.56'
19	29°24'46"	150.00'	77.00'
20	71°40'37"	120.00'	150.12'
21	38°49'14"	120.00'	81.31'
22	110°29'51"	90.00'	173.57'
23	83°57'34"	50.00'	73.27'
24	80°19'37"	50.00'	70.10'
25	30°50'26"	50.00'	26.91'
26	91°08'00"	50.00'	79.53'
27	71°46'23"	90.00'	112.74'
28	71°46'23"	120.00'	150.32'
29	09°45'27"	230.00'	39.17'
30	15°43'55"	230.00'	63.15'
31	19°20'39"	230.00'	77.65'
32	15°09'30"	300.58'	79.52'
33	18°46'25"	270.58'	88.66'
34	03°36'57"	300.58'	18.97'
35	27°03'53"	110.00'	51.96'
36	13°13'43"	305.00'	70.42'
37	154°16'06"	47.00'	126.55'
38	63°10'16"	90.00'	99.23'
39	71°46'23"	150.00'	187.90'
40	70°49'39"	50.00'	61.81'
41	87°01'44"	50.00'	75.95'
44	102°56'20"	30.00'	53.90'
45	102°56'20"	60.00'	107.80'
46	16°52'55"	322.31'	94.97'
47	16°52'55"	352.31'	103.81'
48	02°22'30"	292.31'	12.12'
49	11°54'27"	292.31'	60.75'
50	02°35'58"	292.31'	13.26'
51	30°26'05"	90.00'	47.81'
52	50°44'18"	90.00'	79.90'

CERTIFICATE OF DEDICATION

WE, THE UNDERSIGNED PROPERTY OWNERS, DO HEREBY CERTIFY THAT WE HAVE CAUSED TO BE SURVEYED AND PLATTED INTO LOTS ALL THE FOLLOWING DESCRIBED PROPERTY AS DESCRIBED IN THE CERTIFICATE OF DEDICATION, AND SHOWN BY THE ANNEXED PLAT OR MAP AND SITUATED IN FLATHEAD COUNTY, MONTANA:

A TRACT OF LAND, SITUATED, LYING, AND BEING IN THE EAST HALF OF THE NORTHWEST QUARTER AND IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 30 NORTH, RANGE 20 WEST, P.M.,M., FLATHEAD COUNTY, MONTANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:

BEGINNING at the northwest corner of Lot 42Z, MEADOW LAKE COUNTRY CLUB ESTATES PHASE II, (records of Flathead County, Montana); Thence N35°49'33"E 115.86 feet to a set iron pin; Thence N51°40'00"E 230.00 feet to a set iron pin; Thence N61°10'00"E 295.00 feet to a set iron pin; Thence N74°32'48"E 61.68 feet to a set iron pin; Thence N75°50'00"E 62.02 feet to a set iron pin; Thence N51°05'57"E 98.34 feet to a set iron pin; Thence N34°54'27"E 67.76 feet to a set iron pin; Thence N09°20'00"E 60.05 feet to a set iron pin; Thence S82°51'41"E 100.00 feet to a set iron pin on the southwesterly R/W of a 60 foot private road and utility easement, known as Pine Valley Loop, which point is on a 352.31 foot radius curve, concave northeasterly (radial bearing N21°50'05"E); Thence northwesterly along said R/W and along said curve through a central angle of 16°52'55" an arc length of 103.81 feet to a set iron pin; Thence N51°17'00"W 73.62 feet to a set iron pin; Thence leaving said R/W S76°47'08"W 256.47 feet to a set iron pin; Thence S65°47'00"W 259.29 feet to a set iron pin; Thence S57°02'14"W 131.53 feet to a set iron pin; Thence S46°56'59"W 92.93 feet to a set iron pin; Thence S63°56'45"W 135.64 feet to a set iron pin; Thence S18°05'03"W 173.18 feet to a set iron pin; Thence S38°45'58"W 127.80 feet to a set iron pin; Thence N87°40'27"W 238.75 feet to a set iron pin; Thence N17°07'15"E 372.95 feet to a set iron pin; Thence N02°29'17"W 118.63 feet to a set iron pin; Thence N26°49'16"E 464.17 feet to a set iron pin; Thence S89°59'59"E 204.34 feet to a set iron pin; Thence N18°12'37"E 595.12 feet to a set iron pin; Thence S75°50'16"E 145.00 feet to a set iron pin; Thence S03°22'02"W 242.10 feet to a set iron pin; Thence S38°34'13"E 179.40 feet to a set iron pin; Thence S51°17'00"E 408.88 feet to a set iron pin; Thence S38°43'00"W 134.99 feet to a set iron pin on the northerly R/W of said Pine Valley Loop; Thence S51°17'00"E and along said R/W 49.86 feet to a set iron pin; Thence leaving said R/W N38°43'00"E 120.00 feet to a set iron pin; Thence S55°35'19"E 120.34 feet to a set iron pin; Thence S55°59'05"E 60.20 feet to a set iron pin; Thence S25°54'47"E 66.40 feet to a set iron pin; Thence S38°43'00"W 140.00 feet to a set iron pin on the easterly R/W of said Pine Valley Loop, which point is on a 90.00 foot radius curve, concave northwesterly (radial bearing N76°59'32"W); Thence southwesterly along said R/W and along said curve through a central angle of 21°45'56" an arc length of 34.19 feet to a set iron pin and the P.R.C. of a 240.58 foot radius reverse curve, concave southeasterly (radial bearing S55°13'35"E); Thence southwesterly along said curve through a central angle of 18°46'25" an arc length of 78.83 feet to a set iron pin; Thence S16°00'00"W 186.40 feet to a point on the centerline of a 60 foot private road and utility easement known as Saint Andrews Drive; Thence N74°00'00"W and along said centerline 77.99 feet to the P.C. of a 200.00 foot radius curve, concave southeasterly, having a central angle of 44°50'00"; Thence along an arc length of 156.50 feet; Thence S61°10'00"W 331.65 feet to the P.C. of a 300.00 foot radius curve, concave southeasterly, having a central angle of 30°59'06"; Thence along an arc length of 162.24 feet; Thence leaving said centerline N59°49'06"W 30.00 feet to a found iron pin on the westerly R/W of said Saint Andrews Drive; Thence leaving said R/W N87°38'22"W 170.73 feet to the point of beginning and containing 20.965 ACRES; Subject to and together with a 40 foot Montana Power Natural Gas Transmission Easement as shown hereon; Subject to and together with all appurtenant easements of record.

THE ABOVE DESCRIBED TRACT OF LAND SHALL HEREAFTER BE KNOWN AS: **MEADOW LAKE COUNTRY CLUB ESTATES PHASE V**

CERTIFICATE OF PRIVATE ROADWAYS

THE ROADWAYS SHOWN ON THIS PLAT ARE INTENDED TO BE PRIVATE IN ALL RESPECTS. THEY ARE HEREBY DEDICATED FOREVER TO BE FOR THE SOLE USE OF THE OWNERS (AND THEIR SUCCESSORS IN INTEREST) OF THE LOTS DESCRIBED ON THIS PLAT. THE OWNERS (AND THEIR SUCCESSORS IN INTEREST) OF THE LOTS DESCRIBED ON THIS PLAT WILL PROVIDE FOR THE ALL-SEASON MAINTENANCE OF THE PRIVATE ROADWAY BY THE CREATION OF A CORPORATION OR HOMEOWNERS ASSOCIATION TO ADMINISTER AND FUND THE MAINTENANCE. IT IS UNDERSTOOD AND AGREED THAT THE VALUE OF EACH LOT DESCRIBED ON THIS PLAT IN ENHANCED BY THE PRIVATE, EXCLUSIVE NATURE OF SAID ROADWAY. EXCEPTING AND RESERVING THE RIGHT TO USE ALL SAID PRIVATE ROADS BY THE OWNERS OF THE LOTS IN ALL PHASES OF MEADOW LAKE COUNTRY CLUB ESTATES.

UTILITY EASEMENT CERTIFICATE

The undersigned hereby grants unto each and every person, firm, or corporation, whether public or private, providing or offering to provide telephone, telegraph, electric power, gas, cable television, water or sewer service to the public, the right to the joint use of an easement for the construction, maintenance, repair, and removal of their lines and other facilities, in, over, under and across each area designated on this plat as "UTILITY EASEMENT" to have and to hold forever.

PARK DEDICATION

THE PARK LAND SHOWN ON THIS PLAT IS INTENDED TO BE PRIVATE IN ALL RESPECTS. IT IS HEREBY DEDICATED FOREVER TO BE FOR THE SOLE USE OF THE OWNERS (AND THEIR SUCCESSORS IN INTEREST) OF THE LOTS DESCRIBED ON THIS PLAT. IT IS UNDERSTOOD AND AGREED THAT THE VALUE OF EACH LOT DESCRIBED ON THIS PLAT IS ENHANCED BY THE PRIVATE, EXCLUSIVE NATURE OF SAID PARK.

In witness whereof, we have caused our hands to be this 17th day of February, 1993.

Peter E. Tracy
Meadow Lake Development Corp. by: Peter E. Tracy, Pres.
Meadow Lake Golf Resort, Inc. by: Peter E. Tracy, Chm.

STATE OF MONTANA)
) SS
COUNTY OF FLATHEAD)

On this 17th day of February, 1993, before me a Notary Public for the State of Montana, personally appeared Peter E. Tracy and known to me to be the person(s) whose name(s) are subscribed to the forgoing instrument and acknowledged to me that they executed the same.

Monica M. Shay
Notary Public for the State of Montana
Residing at Kalispell, MT
My commission expires 4/20/95

CERTIFICATE OF COUNTY COMMISSIONERS

We, the undersigned Sharon L. Stratton, Chairman of the Board of County commissioners of Flathead County, Montana, and Susan W. Haverfield, County Clerk of said County, do hereby certify that this accompanying plat of: MEADOW LAKE COUNTRY CLUB ESTATES PHASE V, Flathead County, Montana, has been submitted to the Board of County Commissioners of Flathead County, Montana, for examination and has been found by them to conform to the law and was approved by them at their regular meeting held on the 10 day of May, 1993.

Sharon L. Stratton — Chairman - Board of County Commissioners, Flathead County

Susan W. Haverfield — County Clerk of Flathead County, by Deputy

CERTIFICATE OF COUNTY ATTORNEY

This plat has been examined by the office of the county Attorney according to Section 76-3-612 (2) M.C.A., relying upon Title Report No. CG 16767-2, and approved based on information submitted by the developer and/or his agent.

Office of the County Attorney
Flathead County, Montana

5/6/93 date — Dennis J. Hester by

$23.50
ABST #1014
6-3-27

CERTIFICATE OF SURVEYOR

Thomas E. Sands
THOMAS E. SANDS 7975-S

APPROVED: February 22, 1993

Examining Land Surveyor 5428-S

STATE OF MONTANA)
) SS
COUNTY OF FLATHEAD)

Filed for record this 10th day of May, 1993, at 12:20 o'clock P.M.

Susan W. Haverfield
Flathead County Clerk and Recorder
By: Sherry L. Singleton
Instrument Record No. 9313012220

SHEET 1 OF 1 SHEET

CCR'S 9313012221